

**BY ORDER OF THE
SECRETARY OF THE AIR FORCE**

AIR FORCE POLICY DIRECTIVE 32-60

4 MARCH 2015

Civil Engineering

HOUSING



COMPLIANCE WITH THIS PUBLICATION IS MANDATORY

ACCESSIBILITY: Publications and forms are available on the e-Publishing website at www.e-Publishing.af.mil for downloading or ordering.

RELEASABILITY: There are no releasability restrictions on this publication.

OPR: HQ USAF/A4CO

Certified by: SAF/IE
(Ms. Miranda A. A. Ballentine)

Supersedes: AFPD32-60,
16 October 2005

Pages: 5

This publication implements Department of Defense (DoD) Instruction 4165.63, *DoD Housing Management*, 28 July 2008, and *DoD 4165.63-M*, 28 October 2010. It does not apply to the Air Force Reserve or Air National Guard. It provides policy for establishing and operating government-controlled and privatized housing programs. Secretary of the Air Force approval is required to change, reissue or rescind this directive. The use of the name or mark of any specific manufacturer, commercial product, commodity, or service in this publication does not imply endorsement by the Air Force.

Refer recommended changes and questions about this publication to the Office of Primary Responsibility (OPR) using the AF Form 847, *Recommendation for Change of Publication*; route AF Forms 847 from the field through appropriate functional's chain of command. Ensure that all records created as a result of processes prescribed in this publication are maintained in accordance with Air Force Manual (AFMAN) 33-363, *Management of Records*, and disposed of in accordance with Air Force Records Information Management System (AFRIMS) Records Disposition Schedule (RDS).

SUMMARY OF CHANGES

This AFPD has been substantially revised and must be completely reviewed. This revision updates key policies for housing management. Major changes include the requirement for housing offices to provide housing-related relocation and referral services to eligible personnel and their family at both the losing and gaining commands; to ensure Service members obtain housing support services before agreeing to rent, lease, or purchase housing; and to provide

installation commanders with broad authority to decide best use of resources to provide access to housing for eligible personnel.

1. Overview. This directive establishes policies and responsibilities for managing Air Force Housing Programs to ensure personnel and their families and eligible civilians have access to affordable, quality family and unaccompanied housing and services consistent with grade and dependent status and generally reflecting contemporary community living standards. Air Force Housing Programs consist of family, unaccompanied, privatized, leased and general officer homes as well as furnishings management.

2. Policy. The Air Force will:

2.1. Provide management and housing-related relocation and referral services to eligible personnel and their families at both the losing and gaining commands and ensure Service members obtain housing support services before agreeing to rent, lease, or purchase housing.

2.2. Rely on the private sector as the primary source of housing for accompanied and unaccompanied personnel, normally eligible to draw a housing allowance.

2.3. Use the Air Force Housing Requirements and Market Analysis (HRMA) methodology to determine housing requirements, and dispose of housing in excess of requirements or when uneconomical to maintain and repair.

2.4. Develop and maintain a Housing Community Plan (HCP) at each installation where housing is not privatized. The Air Force Family Housing Master Plan (FHMP) and Dormitory Master Plan (DMP) will serve as roadmaps for planning and programming investments, operations and maintenance (O&M) and privatization.

2.5. Design and construct housing that conforms to criteria and standards defined in law, DoD and Air Force policies; incorporate whole-house standards, improve livability, correct deficiencies, and protect and conserve energy.

2.6. Operate, repair, maintain and modernize housing to a standard that protects housing facilities from deterioration and provides safe and comfortable living places for Service members and their dependents. The level of maintenance on each housing unit will be sufficient to protect the Air Force capital investment and to conserve operating costs.

2.7. Institute rigorous controls to carry out housing O&M and capital investment programs within establish congressional limits.

2.8. Comply with Public Law No. 104-106, National Defense Authorization Act of 1996, which established the Military Housing Privatization Initiative (MHPI), to obtain private sector capital and expertise to operate, manage, provide oversight, maintain, improve, renovate and construct housing for families and unaccompanied personnel on or near military installations in the United States (10 U.S.C. §§ 2871 –2885).

2.9. Maintain established standards of occupancy through equitable distribution, efficient management and operation of Air Force-controlled housing.

2.10. Ensure installation commanders have responsibility for their military housing programs with broad authority to decide the best use of resources to provide access to housing for eligible personnel and their families.

3. Responsibilities.

3.1. The Assistant Secretary of the Air Force, Installations, Environment and Logistics (SAF/IE) develops family and unaccompanied housing policy, exercises program oversight, and is the primary Air Force liaison with the Office of the Secretary of Defense, Congress, other federal agencies, external organizations and state and local governments.

3.2. The Deputy Chief of Staff, Logistics, Installations and Mission Support (AF/A4) develops and issues family housing and unaccompanied housing implementing policy guidance and performs oversight for housing programs. AF/A4 interfaces with applicable Department of Defense offices on housing matters.

3.3. Major Commands (MAJCOMs) and Installation Commanders identify requirements, establish and execute housing programs in compliance with Air Force instructions.

DEBORAH LEE JAMES
Secretary of the Air Force

Attachment 1**GLOSSARY OF REFERENCES AND SUPPORTING INFORMATION*****References***

DoD Instruction 4165.63, *DoD Housing Management*, 28 July 2008

DoD Manual 4165.63-M, *DoD Housing Management*, 28 October 2010

Air Force Manual (AFMAN) 33-363, *Management of Records*, 1 March 2008

Public Law No. 104-106, National Defense Authorization Act of 1996, as amended, Title XXVIII, Subtitle A—Military Housing Privatization Initiatives (MHPI), 10 U.S.C. §§ 2871 – 2885, as amended)

Prescribed Forms

None

Adopted Forms

AF Form 847, *Recommendation for Change of Publication*

Abbreviations and Acronyms

AFMAN—Air Force Manual

AFPD—Air Force Policy Directive

AFRIMS—Air Force Records Information Management System

DMP—Dormitory Master Plan

DoD—Department of Defense

FHMP—Family Housing Master Plan

AF/A4—Deputy Chief of Staff, Logistics, Installations and Mission Support

AF/A4C—Headquarters Air Force/Office of The Civil Engineer

HCP—Housing Community Plan

HRMA—Housing Requirements and Market Analysis

IC—Installation Commander

MAJCOM—Major Command

MHPI—Military Housing Privatization Initiative

O&M—Operations and Maintenance

OPR—Office of Primary Responsibility

RDS—Records Disposition Schedule

SAF/IE—Office of the Assistant Secretary of the Air Force (Installations, Environment and Logistics)

U.S.C.—United States Code

Terms

Family Housing—Government-owned, leased, controlled and privatized housing assets used as a residence for eligible military and civilian members and their families.

Leased Housing—Privately-owned housing leased by the government. The lease agreement defines the operation, maintenance and repair responsibilities of the lessor and lessee.

Privatized Housing—Military family housing acquired or constructed by an eligible entity pursuant to the MHPI legislation. This housing may be located on Government property leased to the entity, typically for 50 years. This housing is not DoD-owned, but is one of the housing choices available to Service members.

Unaccompanied Housing—Housing assets (owned or leased) constructed or designated for use by unaccompanied permanent party personnel, including dormitories, unaccompanied non-commissioned officer quarters, and unaccompanied officer quarters.